

177.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

543,700 / 543,700

USE VALUE:

543,700 / 543,700

ASSESSED:

543,700 / 543,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
127		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: NUNES MAURICE/LIFE ESTATE	
Owner 2: NUNES CARMELLA/LIFE ESTATE	
Owner 3:	

Street 1: 127 SYLVIA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NUNES MAURICE -

Owner 2: NUNES CARMELLA -

Street 1: 127 SYLVIA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1965, having primarily Vinyl Exterior and 1032 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code										Land Size				Building Value	
101										Yard Items				Land Value	
3600.000										369,600				Total Value	
543,700															

Total Card	0.083	174,100		369,600	543,700	Entered Lot Size
Total Parcel	0.083	174,100		369,600	543,700	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	526.84	/Parcel: 526.8	Land Unit Type:

PREVIOUS ASSESSMENT **Parcel ID** 177.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	174,100	0	3,600.	369,600	543,700	543,700	Year End Roll	12/18/2019
2019	101	FV	161,100	0	3,600.	364,300	525,400	525,400	Year End Roll	1/3/2019
2018	101	FV	161,100	0	3,600.	279,800	440,900	440,900	Year End Roll	12/20/2017
2017	101	FV	161,100	0	3,600.	264,000	425,100	425,100	Year End Roll	1/3/2017
2016	101	FV	161,100	0	3,600.	242,900	404,000	404,000	Year End	1/4/2016
2015	101	FV	163,500	0	3,600.	227,000	390,500	390,500	Year End Roll	12/11/2014
2014	101	FV	163,500	0	3,600.	209,100	372,600	372,600	Year End Roll	12/16/2013
2013	101	FV	163,500	0	3,600.	209,100	372,600	372,600		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NUNES MAURICE,	70410-148		12/20/2017	Convenience		1	No	No	
	11209-330		9/12/1966				No	No	N

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2018								
12/18/2008								
1/4/2000								
1/3/2000								
12/1/1981								

Date	Result	By	Name
7/20/2018	Info At Door	BS	Barbara S
12/18/2008	Info At Door	345	PATRIOT
1/4/2000	Mailer Sent		
1/3/2000	Measured	243	PATRIOT
12/1/1981		GP	

ACTIVITY INFORMATION **Sign:** VERIFICATION OF VISIT NOT DATA **/** **/**

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch				Full Bath: 1	Rating: Average													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 2 - Hip				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average													
Color: BEIGE				A Kits:	Rating:													
View / Desir:				Fpl: 1	Rating: Average													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1965	Eff Yr Blt:			Location:														
Alt LUC:		Alt %:		Total Units:														
Jurisdict:		Fact:	.	Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall				Functional:				1	5	3	1							
Sec Int Wall:		%		Economic:														
Partition: T - Typical				Special:														
Prim Floors: 3 - Hardwood				Override:														
Sec Floors: 6 - Ceramic Tile	15 %			Total:	26.4 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES										
Subfloor:				Basic \$ / SQ:	95.00			Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:				Size Adj.: 1.35000002														
Electric: 3 - Typical				Const Adj.: 1.01139879														
Insulation: 2 - Typical				Adj \$ / SQ: 129.712														
Int vs Ext: S				Other Features: 62500														
Heat Fuel: 2 - Gas				Grade Factor: 1.00														
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 236521														
% Com Wall	% Sprinkled:			Depreciation: 62442														
				Depreciated Total: 174080														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 177.0-0003-0004.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
1	Metal Shed	D	Y	14X6	A	AV	1965		0.00	T	40.8	101						
More: N	Total Yard Items:					Total Special Features:								Total:				

24

43

FFL
BMT
(1032)

6

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,032	38.910	40,159						
FFL	First Floor	1,032	129.710	133,863						
				Net Sketched Area: 2,064	Total: 174,022					
Size Ad	1032	Gross Are	2064	FinArea	1032					

IMAGE

AssessPro Patriot Properties, Inc